| 085.0 | 0005 | 0016.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 757,200 / 757,200 |
| | | | | | USE VALUE: | 757,200 / 757,200 |
| | | | | | ASSESSED: | 757,200 / 757,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 99 | | WESTMINSTER AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | PETERSON JOHN M |
| Owner 2: | DOCTROW SUSAN R |
| Owner 3: | |
| Street 1: | 99 WESTMINSTER AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | PETERSON JOHN M - |
| Owner 2: | DOCTROW SUSAN R - |
| Street 1: | 99 WESTMINSTER AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .11 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1922, having primarily Clapboard Exterior and 1604 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4779.000 | 356,800 | 6,000 | 394,400 | 757,200 |
| Total Card | 0.110 | 356,800 | 6,000 | 394,400 | 757,200 |
| Total Parcel | 0.110 | 356,800 | 6,000 | 394,400 | 757,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 471.98 /Parcel: 471.98

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 53890

**GIS Ref**

**GIS Ref**

**Insp Date** 11/08/18

!6960!

## PREVIOUS ASSESSMENT

**Parcel ID** 085.0-0005-0016.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 356,800 | 6000 | 4,779. | 394,400 | 757,200 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 346,000 | 6000 | 4,779. | 394,400 | 746,400 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 346,000 | 6000 | 4,779. | 394,400 | 746,400 | 746,400 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 287,400 | 5100 | 4,779. | 388,700 | 681,200 | 681,200 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 287,400 | 5100 | 4,779. | 298,600 | 591,100 | 591,100 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 287,400 | 5100 | 4,779. | 281,700 | 574,200 | 574,200 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 287,400 | 5100 | 4,779. | 259,200 | 551,700 | 551,700 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 271,400 | 5100 | 4,779. | 242,200 | 518,700 | 518,700 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 04:47:21 |

**LAST REV**

| Date | Time |
|---|---|
| 05/27/21 | 13:22:40 |
| jorourke | |

## SALES INFORMATION

**TAX DISTRICT**

**PAT ACCT.** 6960

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| PETERSON JOHN M | 37592-86 | | 1/7/2003 | | 435,000 | No | No | | |
| MCMURRAY WILLIA | 28601-258 | | 5/20/1998 | | 259,900 | No | No | | Y |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 53890 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/28/2013 | 985 | Solar Pa | 11,540 | C | | | | |
| 2/23/2007 | 112 | Awnings | 5,500 | C | | G9 | GR FY09 | replace 7 awning s |
| 6/30/2003 | 522 | Redo Kit | 10,000 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/8/2018 | Meas/Inspect | HS | Hanne S |
| 7/10/2013 | Info Fm Prmt | EMK | Ellen K |
| 3/23/2009 | Measured | 372 | PATRIOT |
| 3/30/2003 | MLS | MM | Mary M |
| 4/8/2000 | Inspected | 276 | PATRIOT |
| 1/24/2000 | Mailer Sent | | |
| 1/24/2000 | Measured | 276 | PATRIOT |
| 8/4/1993 | | EK | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 4779 | | Sq. Ft. | Site | | 0 | 70. | 1.18 | 6 | | | | | | | | | 394,361 | | | | | | 394,400 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.10971 | Total SF/SM: | 4779 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 394,361 | Spl Credit | | Total: | 394,400 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 6 - Colonial | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 2 - Clapboard | | |
| Sec Wall: | | | % |
| Roof Struct: | 3 - Gambrel | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BROWN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C+ - Average (+) | | |
| Year Blt: | 1922 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G5 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 6 - Ceramic Tile | 10 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | | | |
| Heat Fuel: | 3 - Electric | | |
| Heat Type: | 6 - Elec Base/B | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.30449104 |
| Const Adj.: | 1.00059164 |
| Adj $ / SQ: | 169.684 |
| Other Features: | 74064 |
| Grade Factor: | 1.10 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 438304 |
| Depreciation: | 81525 |
| Depreciated Total: | 356779 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 6 | BRs: | 3 | Baths: | 1 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | 2003 |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 6 | 3 | M |
| Totals | | | |
| 1 | 6 | 3 | |

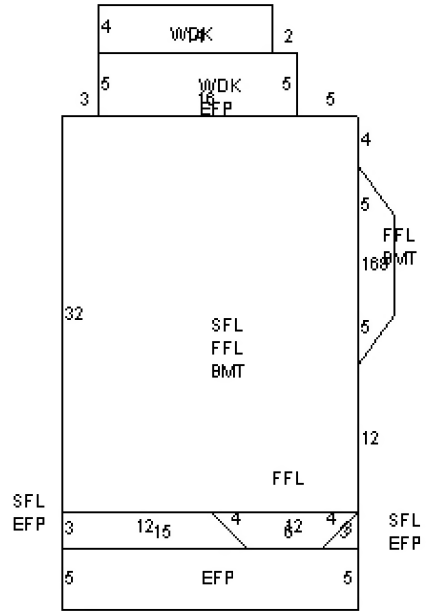
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | 1.00 | Before Depr: | 186.65 |
| Special Features: | 0 | Val/Su Net: | 127.89 |
| Final Total: | 356800 | Val/Su SzAd | 222.40 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| FFL | First Floor | 831 | 169.680 | 141,008 |
| BMT | Basement | 804 | 50.910 | 40,928 |
| SFL | Second Floor | 773 | 169.680 | 131,217 |
| EFP | Enclos Porch | 246 | 38.310 | 9,425 |
| WDK | Deck | 136 | 13.360 | 1,817 |

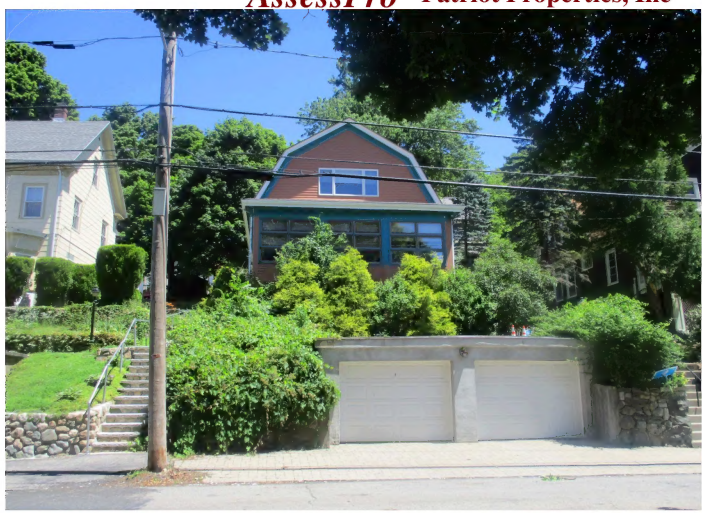
| Net Sketched Area: | 2,790 | Total: | 324,395 |
|---|---|---|---|
| Size Ad | 1604.2999 | Gross Area | 2831 | FinArea | 1604 |
|---|---|---|---|---|---|

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| SFL | 95 | | | | |

## IMAGE

AssessPro Patriot Properties, Inc



## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 085.0-0005-0016.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 18X22 | A | AV | 1923 | 21.31 | T | 40 | 101 | | | 5,100 | | | 5,100 |
| 19 | Patio | D | Y | 1 | 12X24 | A | AV | 2000 | 3.55 | T | 15.2 | 101 | | | 900 | | | 900 |

| More: | N | Total Yard Items: | 6,000 | Total Special Featues: | | Total: | 6,000 |
|---|---|---|---|---|---|---|---|